

DO I NEED A PERMIT?

The Land Development Division (LDD) is responsible for the coordination and oversight of all storm water related activities as outlined in the ordinance by the issuance of Land Disturbance Permits. All land disturbing activities that result in a change in the natural cover or topography of the existing land must utilize Best Management Practices (BMP's) to prevent violations of the Federal Clean Water Act. All land clearing and construction projects including residential lots that anticipate land disturbance of more than 5000 square feet is subject to the permitting requirements.

Agricultural

Land Classified as agricultural by the Tax Assessor's database (specifically land use codes 9170 or 9171) does not have to get a permit from the LDD for land disturbance activities; however, this doesn't exempt them from BMP's. In order to avoid off site impacts and fines by DHEC, Soil & Water Conservation Commission in Suite 4800 can assist in the development of appropriate BMP's for the specific clearing or grading work planned.

Residential

Construction permitting will fall into one of the four categories below:

1. If your lot is part of a subdivision built in the last five years your lot is most likely covered as a part of an active permit for that subdivision. As you are now considered a co-permittee of that subdivision's permit and you must comply with the erosion control plans for individual lots as shown on the subdivision's storm water management and sediment control plan. At the least you must install and maintain BMP's at the perimeter of the lot.
2. For individual lots outside a permitted subdivision and disturbing more than 5000 square feet of earth but less than 1 acre the LDD will allow the building permit to act in the place of a separate land disturbance permit. Therefore, you do not need to apply for a separated permit from the LDD in Suite 3900. However, you must incorporate BMP's.
3. Residential lots disturbing over 1 acre of land but less than 5 acres will be required to obtain a residential grading permit. In most cases, the homeowner or contractor may prepare the plan. Staff of the LDD in Suite 3900 will be able to determine if severe site constraints or downstream conditions exist which may require the assistance of a design professional otherwise staff can assist you in completing a residential lot plan for your site.
4. Residential lots disturbing over 5 acres must hire a design professional to develop a storm water control and erosion prevention plan to accompany the site's land disturbance permit.
5. If the land disturbance requires extending or modifications to an existing storm drain system a design professional will be needed to develop the storm water plan along with the erosion control plan.

Commercial/Industrial/ Recreational/Institutional/Religious

Construction permitting will fall into one of the 4 categories below:

1. For land disturbance activities involving one or more acres or will result in more than 1 CFS increase in peak runoff rate, requires a storm drain pipe system, alters an existing storm drain system, has potential to cause downstream impacts or requires preparation by a design professional will need either an engineer minimum or full permit.
2. For land disturbance activities involving more than 5000 square feet but less than one acre may be eligible to submit a simplified permit if none of the conditions listed in number one exist.
3. For sites that do not involve more than an acre or result in less 1 cfs but do have one or more of the other conditions listed on #1 , an engineer minimum plan is required.
4. Redeveloped sites that do not increase the storm water runoff by more than 1 CFS and have retained the original stormwater management facility but disturbed more than 5000 square feet must retrofit the site to meet water quality standards. This must be prepared and sealed by a design professional.
5. For sites that are a part of a larger common development where storm water quantity and post construction water quality are provided for in a shared storm water management facility, sedimentology trapping efficiencies must be calculated and provided as a part of the SWPPP. This site plan must be prepared and sealed by a design professional but pay only the simplified fee.